



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD14-34  
**APPLICANT:** Alpha Gamma Delta Chapter  
**DATE:** November 6, 2014  
**LOCATION:** 920 Chautauqua Avenue  
**TO:** Interested Neighbors  
**WARD:** 4  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of Special Use for a Sorority House

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider granting Special Use for an existing sorority house. This is necessary to meet current zoning requirements and allow for the repair and expansion of the facility. This property is currently zoned R-2, Two-Family Dwelling District, and rezoning will be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, November 20, 2014 from 6:30 p.m. until 7:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

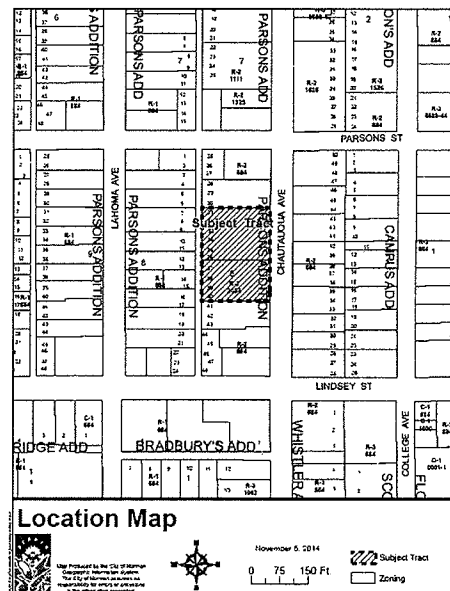
*This applicant has filed concurrent applications for Planning Commission consideration of this project at their December 11, 2014 meeting, and at the December 10, 2014 meeting of the Board of Adjustment. You will also be receiving notice of those meetings in the near future.*

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Cindy Wright or Tim Johnson, (405) 235-8075 between 7:30 a.m. and 5:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





# Application for Pre-Development Informational Meeting

Case No. PD 14-34

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> Alpha Gamma Delta Chapter (Owner) by Johnson & Associates, Inc. (Applicant)	<b>ADDRESS</b> 1 East Sheridan Avenue, Suite 200, OKC, OK 73104
<b>EMAIL ADDRESS</b> cwright@jaokc.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Cindy Wright or Tim Johnson (405) 235-8075 <b>BEST TIME TO CALL:</b> M-F 7:30am - 5 pm

☒ Concurrent Planning Commission review requested ~~and application submitted with this application~~ Concurrent review applications will be submitted prior to November 10th for Planning Commission and Board of Adjustment

**A proposal for development on a parcel of land, generally located** at 920 Chautauqua Avenue (west side of Chautauqua, between Parsons Street and Lindsey Street, mid-block)

and containing approximately 1.05 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

**The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):**

Due to fire damage and the need for expansion, the subject application will include the following:

- \* Repair of fire damage to existing sorority house (Alpha Gamma Delta; this use was consistent with zoning at the time of its establishment. A concurrent rezoning application (Special Use) will bring it compliant with current zoning use regulations);
- \* Addition of a Chapter Room (approx. 1700 sf) and a small storage room (approx. 270 sf);
- \* Bringing parking areas up to code (larger spaces with 24-foot wide drive aisles and 18-foot parking depth);
- \* Increasing the non-permeable surface from 67% (currently non-conforming) to 74%;
- \* Adding landscaping along the north property line and west of the proposed Chapter Room; Existing green areas will be maintained on the east and south; approximately 5000 sf of green area on the north will be replaced with additional parking area.
- \* Concurrent applications will be submitted for Board of Adjustment review for variances for an increase in the non-permeable are and for a decrease in the setback for the landscape buffer on the north. All existing and proposed lights will be shielded and directed away from surrounding residences.

This proposed development will necessitate (check all that apply): <input type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary <input type="checkbox"/> Land Use <input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Rezoning to <u>RM-2</u> District(s) <input type="checkbox"/> Special Use for _____ <input type="checkbox"/> Preliminary Plat _____ (Plat Name) <input type="checkbox"/> Norman Rural Certificate of Survey (COS) <input type="checkbox"/> Commercial Communication Tower	Items submitted: <input type="checkbox"/> Deed or Legal Description <input checked="" type="checkbox"/> Radius Map <input checked="" type="checkbox"/> Certified Ownership List <input checked="" type="checkbox"/> Written description of project <input checked="" type="checkbox"/> Preliminary Development Map <input type="checkbox"/> Greenbelt Enhancement Statement <input checked="" type="checkbox"/> Filing fee of \$125.00 Current Zoning: <u>R-2</u> Current Plan Designation: <u>High Density Residential</u>	Concurrent Planning Commission Review Requested: _____ Received on: <u>11-3-14</u> at _____ a.m./p.m. by _____
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## **Summary of site development work for:**

### ***Alpha Gamma Delta Sorority House 920 Chautauqua Avenue, Norman***

Due to fire damage and the need for expansion, site development for the Alpha Gamma Delta Sorority House will involve the following:

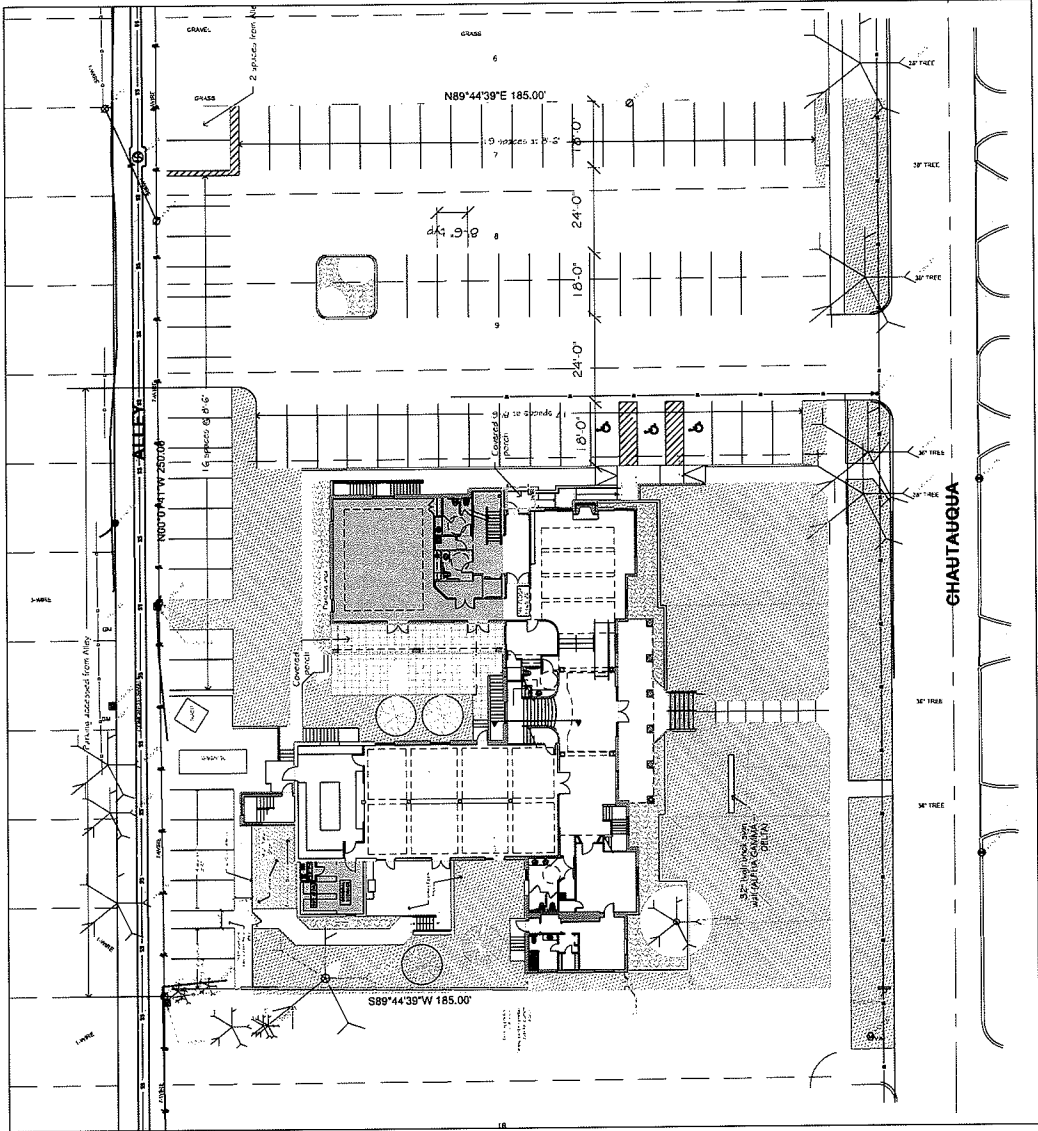
1. Three concurrent applications to the City of Norman:
  - The Pre-Development application – this is for the neighborhood meeting to answer any questions adjacent property owners may have.
  - The Board of Adjustment will hear just two variances: an increase in the non-permeable surface from 67% to 74% and a modification to the landscape buffer/setback on the north property line. The increase in the non-permeable area is due to bringing the parking area into compliance with current codes. Although the development setback will continue to not be in compliance, there will be trees added along the north property line to soften views into the site.
  - A Rezoning Special Use application will bring the use into conformance with today's zoning regulations. The Sorority House was in compliance when it was first established under the R-2 Multi-Family regulations. Over the years as the regulations changed, this type of use was deleted from the Multi-family category. The property will be rezoned RM-2 with a Special Use designation. Also considered under this application will be a decrease in the requirement for a 20 foot development setback on the north and south (both encroachments currently exist) and a slight decrease in the length of the parking spaces from 19 feet to 18 feet with 24-foot instead of 26-foot drive aisles. Neither of these conditions are considered variances but rather an existing part of the development to be officially addressed through an appropriate permit. It is anticipated that the Council will hear the zoning case on January 27, 2015.
2. As mentioned above, the non-permeable area of the site will be increased from 67% to 74%. This increase is due to the increase in the number of parking spaces for the site as well as the addition of a Chapter Room (approximately 1700 square feet) on the north and a storage room (approximately 270 square feet) on the south. The code requires a maximum of 65%, the site is currently not in compliance. The trade-off will be additional green space added on the west of the site as well as new trees planted along the north property line. Large open space/green areas along Chautauqua will be maintained.
3. The remodel will include bringing the size of the parking spaces up to code and increasing the amount of available parking. The currently alley-accessed parking will remain. Parking spaces will measure 8'6" x 18' with 24-foot wide drive aisles. There will be a total of 72 parking spaces. The existing driveway onto Chautauqua will be shifter slightly to the north to accommodate the additional parking and drive aisles.
4. The existing and any proposed lighting for the site will be in compliance with current City codes. Lights will be shielded to avoid glare and spillover onto adjacent properties.



**gumerson & assoc**  
4019 n claremont blvd oklahoma city 405 842 2526

**RENOVATIONS & ADDITIONS**  
TO  
**ALPHA GAMMA DELTA**  
930 CHAUTAUQUA AVENUE, NORMAN, OK 73069

william dinger ala



NEW ADDITIONS AT FIRST FLOOR LEVEL

**PROPOSED SITE PLAN**  
1/16" = 1'-0"



TOTAL SITE 51' = 46,246